



CITY OF REDMOND
GROSS FLOOR AREA DETERMINATION WORKSHEET¹

2/07

Please complete the following worksheet to determine the Gross Floor Area (GFA) for your proposed development. This information will be used in determining Fire, Parks, and Transportation Impact Fees for your project. If you have questions about completing this form, please contact a Planner at 425-556-2494.

1. Project Name: _____
2. Proposed Use(s): _____
3. Gross Square Footage
of Proposed Building: _____

Gross Floor Area (GFA) Definition: The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts, elevator shafts, stairwells, courts, second story atriums and lobbies. Usable area under a horizontal projection of a roof or floor above, not provided with surrounding exterior walls shall be included within the total gross floor area. (Ord. 1901)

DETERMINATION OF GROSS FLOOR AREA:

For each level of the structure, subtract the square footage of the areas that are excluded by definition from gross floor area from the gross square footage for that level. Please specify the use of those areas excluded and document similar to example below.

To be completed by applicant:

Level	GSF	SF Excluded	GFA	Description of Area Excluded
Level 1				
Level 2				
Level 3				
Level 4				
Level 5				
Level 6				
Total				

¹ Please note for certain land uses, a standard of measurement other than gross floor area is used to determine Transportation Impact Fees. Please see RCDG 20D.210.10-125 for more information.

Example:

Level	GSF	SF Excluded	GFA	Description of Area Excluded
Level 1	50,465 sf	2,540 sf	47,925 sf	Stairwells, elevator shaft
Level 2	50,440 sf	3,460 sf	46,980 sf	Stairwells, elevator shaft, atrium
Level 3	50,440 sf	3,455 sf	46,985 sf	Stairwells, elevator shaft, atrium
Total	151,345 sf	9,455 sf	141,890 sf	

IMPACT FEE CREDITS:

Parcels with existing development constructed on or after June 25, 1979 are eligible for impact fee credit. Credit will be given for the Gross Floor Area of existing buildings on the site that will be demolished. To determine eligibility for impact fee credits, provide the Gross Floor Area for all existing structures on the site in the format shown below. It is the burden of the applicant to provide accurate Gross Floor Area information for existing structures. Adjustments will be made for impact fee credits at the time of building permit issuance.

To be completed by applicant:

Year Structure Built: _____

Level	GSF	SF Excluded	GFA	Description of Area Excluded
Level 1				
Level 2				
Level 3				
Level 4				
Level 5				
Level 6				
Total				

Example:

Year Structure Built: 1984

Level	GSF	SF Excluded	GFA	Description of Area Excluded
Level 1	10,520 sf	940 sf	9,580 sf	Stairwells, elevator shaft
Level 2	10, 520 sf	1,005 sf	9,515 sf	Stairwells, elevator shaft
Total	21,040 sf	1,945 sf	19,095 sf	